

Submitter: Neil Hummel

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: HB3921

Greetings: I am writing in support of the passage of HB 3921 which approves the city of Roseburg and Douglas County ordinances to expand the city's urban growth boundary.

As you know, all of Oregon is in the throws of a housing shortage which by some estimates is over 400,000. We are no different in Roseburg, for many builders and developers can not find suitable land to construct affordable housing for those in need. I have been in the Real Estate business in Douglas County and Roseburg for over 52 years and I know first hand that we need more housing. In fact in the past 5 years home prices in our area have gone up 40% because of the lack of inventory. We are facing an affordability issue where the average wage can not keep up with the mortgage payments it takes to purchase a home. Currently only 46% of all first time home buyers can afford to purchase a home. I know that these issues will not be resolved overnight but more affordable land and build able land leads to more affordable houses for the residents of Douglas County, Roseburg and the state of Oregon to buy and live in. Thank you for your consideration regarding this issue and I am asking you all to vote yes on this measure. It will go a long way in helping us SOLVE OUR HOUSING CRISES.